

To All Members of the Wandsworth Housing and Regeneration Overview and Scrutiny Committee,  
16/11/2021

Dear Members of the Housing and Regeneration OSC,

**Comments relating to the Alton Regeneration plans in paper 21-341.**

This paper regarding the Alton Estate regeneration was discussed on Monday evening at the Roehampton Partnership (RP) meeting and its members asked me to write to you with our comments. We trust our comments will be considered in your debate and decision making as they directly relate to the Alton Estate Regeneration.

Also, you may be interested to know that the RP continues to have fruitful discussions with TFL and Councillor John Locker to help improve public transport, and the provision for walking and cycling in the Roehampton area. H and R OSC members will know this is important for Roehampton both now and with the proposed increase in population for the future.

**Recommendation 2(c) which relates to the Alton Estate Regeneration Community Engagement Action Plan 2021/22 – page 12.**

The RP is pleased that this Community Engagement Action Plan will be reviewed and presented annually.

We found some of the (many excellent) projects presented in rather a piece-meal way. In our view these projects do not form a coherent whole for the way forward in engaging with the community.

There does not seem to be a plan for the year 21/22 and much is left to be developed over the year (see page 75). It appears the engagements activities will be made-up-as-we-go-along. We were hoping that the document would demonstrate a clearer strategy going forward in order to ensure that long-term improvements are attained throughout the process rather than fulfilling short-term, unconnected benefits which are short-lived and may waste money in the long run.

There are no proposed measures of how we might measure success at the end of the year. We would expect some measure of success so that we can enable the assessment of success. Could this be added?

It is not clear how the community and community groups could comment and feed in views so as to improve this Action Plan. That would be expected as part of the methodology, particularly if we want the community to 'buy in' and 'own' this plan.

The RP understood from the Council (right back from 2013 onwards) that the Alton Estate Regeneration plans would benefit the whole of the Roehampton community. But now the focus seems on the proposed Alton 'Intervention area' and the focus benefits for the whole Roehampton community seems to have been lost. We think this is an unfortunate U turn by the Council and a missed opportunity.

There do not seem to be references (in the Action Plan) to the many local community development initiatives which involve community engagement. This is regrettable. The most notable omission being the 3 year Public Health / CAB community development project. The RP considers that the future of this initiative (at the end of the 3 years) is crucial to continued effective ongoing community engagement.

There is no mention of plans for the annual Roehampton festival which has been successful in recent years. We would expect this to be part of the Engagement Action plan.

The RP members support many of the initiatives delivered and planned for the future but think that engagement should help to draw out the community's views about the proposed regeneration plans so as to influence the delivery of those plans. By this we mean influence both the 'building plans' and the 'community development' plans – both are important. In our view the current engagement programme and the Action plan does not made the link with 'regeneration' by updating residents on these plans and seeking their views.

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**Recommendation 2 (d) regarding planning permission - page 12.**

The RP understood the need to make progress on moving forward (after the long delay) the Alton regeneration plans. However, it is unclear what the recommendation '*any steps considered reasonable to try and secure planning permission for the Alton regeneration scheme*' actually means. Could this recommendation be redrafted to clarify what step are being delegated to the Director (in consultation with the Cabinet Member)?

From conversations with people living locally the delays in the process and a lack of information on progress are causing anxiety amongst residents so that the phrase "*any steps*" increases disquiet rather than reassuring residents that the Council cares about the people affected by the regeneration.

Best wishes,

Cllr Jeremy Ambache

Chair, Roehampton Partnership

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**Note on the Roehampton Partnership**

The RP is formed with a wide ranging of local representatives from local faith groups, the business community, residents associations, local Councillors, the Roehampton Trust, Roehampton University, GP primary care services, local police and young people.